



BOARD OF ZONING ADJUSTMENT APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

OFFICE USE ONLY

Application Number: # 14310-00000-00731

Date Received: 6 Oct-2014

Commission/Group: NORTHWEST CIVIC

Existing Zoning: _____

Application Accepted by: FF

Fee: \$1905

Comments: _____

TYPE(S) OF ACTION REQUESTED

(Check all that apply)



Variance



Special Permit

Indicate what the proposal is and list applicable code sections. State what it is you are requesting.

To allow ice cream store as new tenant. To vary various standards for existing parking spaces and number of needed parking spaces. See attached list.

LOCATION

1. Certified Address Number and Street Name 5411 Sawmill Road

City Dublin

State OH

Zip 43017

Parcel Number (only one required) 590-283437

APPLICANT: (IF DIFFERENT FROM OWNER)

Name Bethel Sawmill Properties LLC

Address P.O. Box 13753

City/State Columbus, OH

Zip 43213

Phone # 614-360-1050

Fax # _____

Email _____

PROPERTY OWNER(S):

Name Bethel Sawmill Properties LLC

Address P.O. Box 13753

City/State Columbus, OH

Zip 43213

Phone # 614-360-1050

Fax # _____

Email _____

☐ Check here if listing additional property owners on a separate page.

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE)

☒ Attorney

☐ Agent

Name Jeffrey L. Brown - Smith & Hale LLC

Address 37 West Broad Street, Suite 460

City/State Columbus, OH

Zip 43215

Phone # 614-221-4255

Fax # 614-221-4409

Email: jlbrown@smithandhale.com

SIGNATURES (ALL SIGNATURES MUST BE PROVIDED AND SIGNED IN BLUE INK)

APPLICANT SIGNATURE Bethel Sawmill Properties LLC By:

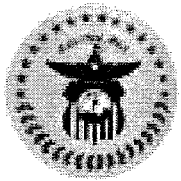
PROPERTY OWNER SIGNATURE Bethel Sawmill Properties LLC By:

ATTORNEY / AGENT SIGNATURE Jeffrey L. Brown

PLEASE NOTE: incomplete information will result in the rejection of this submittal.

For all questions regarding this form and fees please call: 614-645-4522

Please make all checks payable to the Columbus City Treasurer



CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

14310-00000-00731
5411 BETHEL-SAWMILL
CENTER

One Stop Shop Zoning Report Date: Mon Nov 3 2014

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 5411 BETHEL-SAWMILL CENTER COLUMBUS, OH

Mailing Address: 605 S FRONT ST STE 200

COLUMBUS OH 43215

Owner: BETHEL SAWMILL PROPERTIES

Parcel Number: 590283439

ZONING INFORMATION

Zoning: Z75-033, Commercial, C4

effective 5/26/1976, Height District H-35

Board of Zoning Adjustment (BZA): N/A

Commercial Overlay: SAWMILL / BETHEL PHASE II RCO

Graphic Commission: N/A

Area Commission: N/A

Planning Overlay: N/A

Historic District: N/A

Historic Site: No

Council Variance: N/A

Flood Zone: OUT

Airport Overlay Environs: N/A

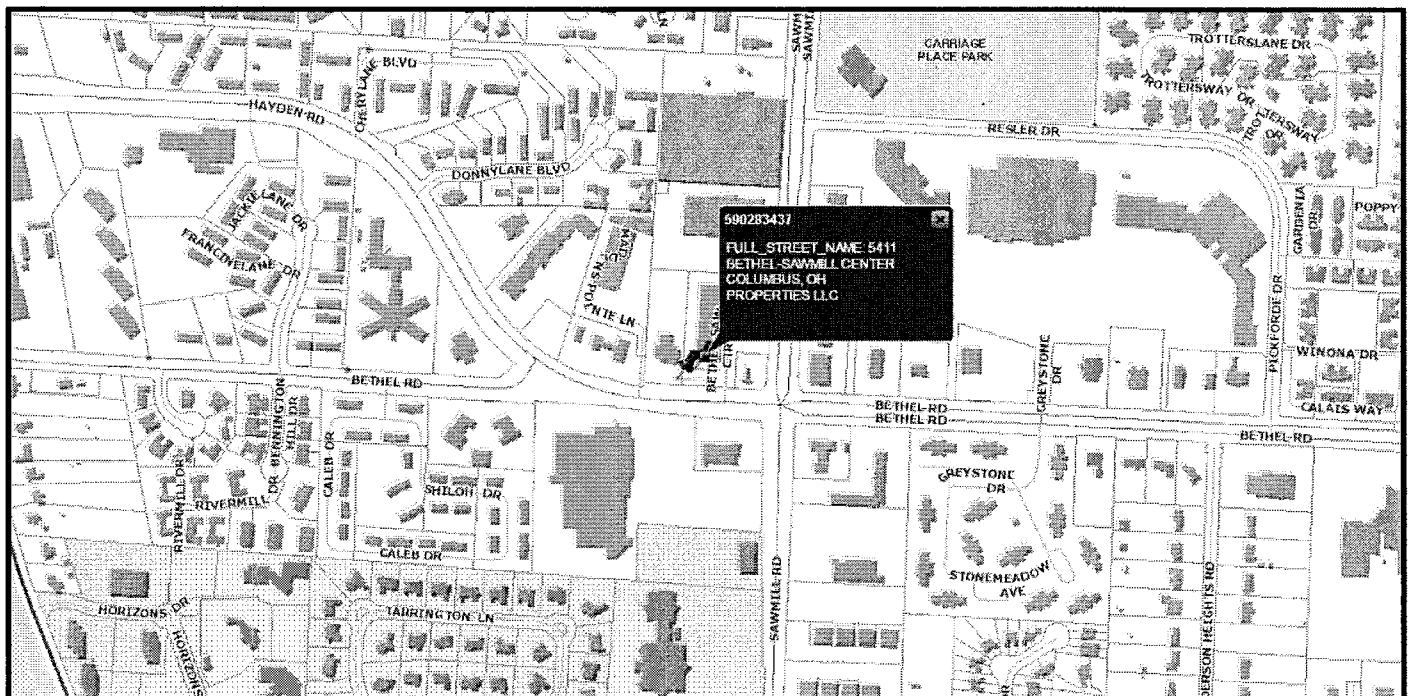
PENDING ZONING ACTION

Zoning: N/A

Board of Zoning Adjustment (BZA): N/A

Council Variance: N/A

Graphic Commission: N/A





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AFFIDAVIT

14310-00000-00731
5411 BETHEL-SAWMILL
CENTER

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Jeffrey L. Brown
of (1) MAILING ADDRESS 37 West Broad Street, Suite 460, Columbus, OH 43215
deposed and states that (he/she) is the applicant, agent, or duly authorized attorney for same and the following is a list of the
name(s) and mailing address(es) of all the owners of record of the property located at
(2) per ADDRESS CARD FOR PROPERTY 5411 Sawmill Road
for which the application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building
and Zoning Services, on (3) _____

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS

(4) Bethel Sawmill Properties LLC
P.O. Box 13753
Columbus, OH 43213

APPLICANT'S NAME AND PHONE #
(same as listed on front of application)

Bethel Sawmill Properties LLC
614-360-1050

AREA COMMISSION OR CIVIC GROUP
AREA COMMISSION ZONING CHAIR OR
CONTACT PERSON AND ADDRESS

(5) Northwest Civic Association
John Ehlers
P.O. Box 20134

Columbus, OH 43220
and that the following is a list of the names and complete mailing addresses, including zip codes, as shown on the County
Auditor's Current Tax List or the County Treasurer's Mailing List, of all the owners of record of property within 125
feet of the exterior boundaries of the property for which the application was filed, and all of the owners of any property within
125 feet of the applicant's or owner's property in the event the applicant or the property owner owns the property contiguous to
the subject property:

(6) PROPERTY OWNER(S) NAME (6A) ADDRESS OF PROPERTY (6B) PROPERTY OWNER(S) MAILING ADDRESS

☐ (7) Check here if listing additional property owners on a separate page.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 6th day of October, in the year 2014

SIGNATURE OF NOTARY PUBLIC

(8) Natalie C. Timmons
9/4/15

Commission Expires:

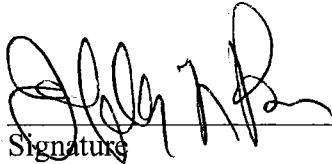


Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2015

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Statement of Hardship

The variance request consists of two parts, dimensional issues with the existing parking spaces and a parking reduction for a new ice cream store. The parking lot has been restriped over the years and these dimensional issues were discovered when a recent survey was completed. The parking layout works as shown and there are plenty of parking spaces given the mixture of the tenants to add this ice cream store. These conditions do not apply generally to other properties in the same zoning district. By granting these variances the applicant will preserve a substantial property right to be able to have a mixture of tenants which is preserved by owners of other property in the same zoning district. The granting of these variances will not be injurious to neighboring properties and will not be contrary to the public interest or the intent and purpose of this Zoning Code.

 10/6/14
Signature Date

14310-00000-00731
5411 BETHEL-SAWMILL
CENTER

5411 Sawmill Road

3312.25 Maneuvering: to permit maneuvering for the parking spaces along the north and west sides of the property to cross the property line (from 20 to 10 feet on applicant's site).

3312.29 Parking Spaces: to reduce the parking width and length of parking spaces from 9 feet to 8.8 feet and from 18 feet to 15 feet.

3312.21 Landscaping and Screening: to eliminate any landscaping for the parking spaces behind the shopping center on the north and west sides of the site.

3312.49 Minimum number of parking spaces required: to reduce the number of parking spaces from 186 to 179.

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5411 BETHEL-SAWMILL
CENTER

5411SawmillRd.docx (nct)
10/6/14 F:Docs



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: dlh

DATE: 10/2/14



Disclaimer

Scale = 200

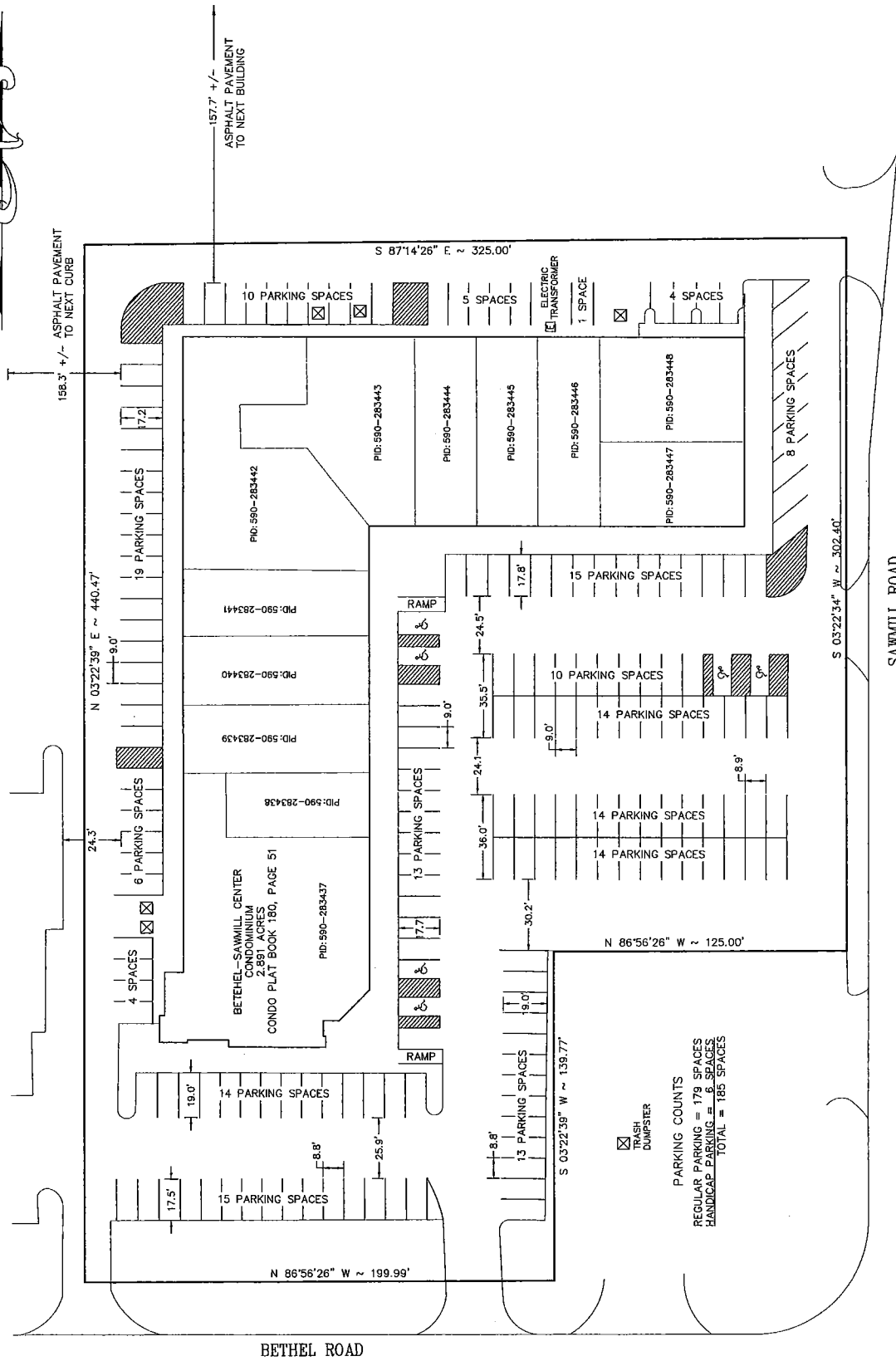
Grid
orth

This map is prepared for the real property inventory within this county from survey plats, and other public records and data. Users of this map and other information sources should be consulted for verification of the information. The county and the mapping companies assume no legal responsibilities for the accuracy of the map. Please notify the Franklin County GIS Division of any discrepancies.

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CENTER

Franklin County GIS Department

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS,
IN QUARTER TOWNSHIP 3, TOWNSHIP 2, RANGE 19,
UNITED STATES MILITARY LANDS.



14310-00000-00731
5411 BETHEL-SAWMILL
CENTER

751 Northwest Blvd. Suite 200
Columbus, Ohio 43212
Tel: (614) 475-2448 Fax: (614) 475-2448 Email: info@brhgroup.com

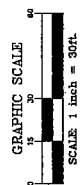
BETHEL-SAWMILL CENTER CONDOMINIUM
CITY OF COLUMBUS, OH

PARKING COUNT EXHIBIT
SCALE: 1" = 30'

THE FOREGOING PARKING COUNT EXHIBIT HAS BEEN
PREPARED FROM AN ACTUAL FIELD SURVEY OF THE
PREMISES ON SEPTEMBER 4, 2014, AND IS NOT A
BOUNDARY SURVEY PURSUANT TO CHAPTER 4733-37
OF THE OHIO ADMINISTRATIVE CODE.



John L. Price
JOHN L. PRICE
PROFESSIONAL SURVEYOR No. 7159
DATE 09/26/2014



No.	REVISIONS	DATE
1	ADDED NOTES FOR ADJACENT PARKING LOTS	09-26-14



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PROJECT DISCLOSURE STATEMENT

Parties having a 5% or more interest in the project that is the subject of this application.

THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

APPLICATION # **14310-00000-00731**
5411 BETHEL-SAWMILL
CENTER

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jeffrey L. Brown
of (COMPLETE ADDRESS) 37 West Broad Street, Suite 460, Columbus, OH 43215
deposes and states that (he/she) is the APPLICANT, AGENT OR DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application and their mailing addresses:

NAME

COMPLETE MAILING ADDRESS

Bethel Sawmill Properties LLC

P.O. Box 13753

Columbus, OH 43213

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 10th day of October, in the year 2014

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:



Here Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2015

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Revised 02/01/11